

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(AS AMENDED) SCHEDULE 2, PART 11 CLASS B

PRIOR APPROVAL FOR DEMOLITION

PFK Planning & Development
Agricultural Hall
Skirsgill
Penrith
CA11 0DN
FAO: Kayleigh Lancaster

Dear Sir/Madam,

APPLICATION REF: 4/22/2098/NOI

LOCATION: HIGH HOUSE FARM, SANDWITH
PROPOSAL: APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED DEMOLITION OF A FORMER BARN AND AGRICULTURAL SHEDS

I refer to the above application which has been made under the prior approval procedure for demolition.

Copeland Borough Council, as Local Planning Authority, has determined that **PRIOR APPROVAL IS NOT REQUIRED** for the proposed demolition subject to adherence to the following planning conditions:

1. The demolition/works must be carried out within a period of 5 years from the date of this decision.

Reason

To comply with the requirements of Part 11 Class B.2 (b) (ix) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
- Application Form, received by the Local Planning Authority on the 28th February 2022.
 - Site Location Plan (Amended), Scale 1:1250, received by the Local Planning Authority on the 17th March 2022.
 - Method Statement (Amended), received by the Local Planning Authority on the 17th March 2022.
 - Bat, Barn Owl & Nesting Bird Survey, Prepared by Envirotech February 2022, received by the Local Planning Authority on the 28th February 2022.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Demolition must be carried out in strict accordance with the approved document 'Method Statement (Amended), received by the Local Planning Authority on the 17th March 2022'.

Reason

To ensure a satisfactory standard of demolition.

4. Demolition must be carried out in strict accordance with the approved document 'Bat, Barn Owl & Nesting Bird Survey, Prepared by Envirotech February 2022, received by the Local Planning Authority on the 28th February 2022'.

Reason

To ascertain the presence of protected species prior to works commencing.

Informatives:

During construction if any bats or evidence of a bat is found within this structure the applicant should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

It is highlighted that this approval refers only to the planning aspect and does not grant any consent which may be required under the Building Regulations or any other regulations.

Please read the accompanying notice.

A handwritten signature in black ink, appearing to read "N. S. Hayman" followed by a stylized flourish.

PP Pat Graham
Chief Executive

25th March 2022

NOTICE

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/appeal-a-planning-decision or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Authority based its decision on a direction given by him